

NATIONAL LAND DEVELOPMENT AND URBAN POLICY IN KOREA*

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〈CONTENTS〉

- I. Introduction**
- II. Present Situation and Problems**
- III. Policy and Strategies of National Land Development**
- IV. Prospects and Planning for the Future**
- V. Future Issues and Countermeasures**
- References**

I. INTRODUCTION

A country is composed of the three basic factors of national land, people and sovereignty. Land is a source by which all living things including human being can survive, nation and people can exist, and physical facilities can be built.

The land of a country, being a natural resource with effective value, has such characteristics as limitation, fixation and diversity. In a country, the area of land can not be basically expanded disregarding land reclamation by drainage, and the land is impossible in removing to another place. Diversity of land implies that a land can be developed into various uses.

Demand of land is continuously increased due to population growth, elevation of economic level, extension of people's activities, enlargement of human desire, and increasing of competitive spirit. An increasing trend of land demand subject to land limitation brings about various economic and social problems in a country, especially in urban areas. By those reasons, we can find a necessity of national participation in land development and a rationale of intentional planning for land use. The objective of national land development is to establish a desirable order and system of national space.

Cities have the most important position in a national system and play the most definite

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role in a spatial order. A city is a center of human life, a nodal point of social activities, and a field of production, trade and consumption. There are interactions among cities in hierarchical order. Therefore, urban development policy plays a main role in national development policy.

In the context of those principles, this paper will introduce the national land development and urban policy of Korea in general. The following contents will be explained; present situation and problems, development policy and strategies, prospects and planning, and future issues and countermeasures.

II. PRESENT SITUATION AND PROBLEMS

1. Area of National Land

As of 1985, the Korean Peninsula is 221,663km² in area, 60,847,000 in population and 275 persons/km² in population density. In the case of South Korea, area is 99,143km², population is 40,467,000 and so population density is 408 persons/km² in the same year (see Table 1).

Table 1. Change of Area and Population in Korea

		1960	1970	1980	1985	Increase (1960~85)
South and North Korea	Area(km ²)	220,951	220,997	221,512	221,663	712
	Population(thousand)	35,589	45,356	55,466	60,847	25,258
	Density(persons/km ²)	161	205	250	275	114
South Korea	Area(km ²)	98,431	98,477	98,882	99,143	712
	Population(thousand)	24,989	31,466	37,436	40,467	15,478
	Density(Persons/km ²)	254	320	378	408	154

Source: Economic Planning Board, Republic of Korea, *Korea Statistical Yearbook*. each year.

During the 25 years from 1960 to 1985, the area of Korea (Hereafter Korea indicates only South Korea) was increased by 712km² being 0.7% of whole area, while the population was grown by 15,478,000 being 61.9% of total population. Without mountains and rivers which occupy about 70% of whole country, only flatland holds a high population density of over 1,300persons/km². Therefore, it can be easily understood that Korea is very densely populated and faces with a shortage of usable land.

In economic density(=GNP/national area; \$/km²), however, Korea is below one half of the Netherlands, Belgium or West Germany, and one fifth of Japan(see Table 2). This

Table 2. Comparison of Economic Density (1978)

	Population density (persons/km ²)	Economic density (US \$/km ²)
Korea	1,145	17.2
Japan	1,060	84.5
the Netherlands	413	38.7
Belgium	402	40.0
West Germany	349	36.4

Note: (1) The case of Korea is statistic of 1980.

(2) Area indicates only flatland except mountains.

Source: United Nations, *U.N. Statistical Yearbook*. 1980.

Economic Planning Board, R.O.K., *Korea*

Statistical Yearbook. 1981.

implies that there is still room for development in the land of Korea.

2. Urbanization and Population Distribution

Korea has been urbanized through broad migration since 1945 by the liberation from Japanese rule and the Korean War, and through rural-to-urban migration by industrialization from the 1960's. The number of cities was increased from 12 in 1945 to 25 in 1955, to 32 in 1963, to 40 in 1980, to 61 in 1986 and to 73 in 1989(see Table 3). At this moment, the 73 cities are classified into one special city(Capital City of Seoul), 5 national supervision cities and 67 provincial supervision cities.

When urban area is defined as city and town with population of 20,000 and over, the ratio of urbanization(=urban population/total population) in Korea was grown from 35.8 % in 1960 to 49.7% in 1970, to 66.4% in 1980, and to 73.8% in 1985. During the last 25 years, total population of Korea was increased by 15,478,000, while urban population was increased by 20,923,000. On the other hand, rural population was decreased by

Table 3. Trend of Cities in Number

Year	No. of promoted cities	No. of total cities	Year	No. of promoted cities	No. of total cities
1945	12	12	1963	4	32
1946	2	14	1973	3	35
1947	1	15	1978	1	36
1949	5	20	1980	4	40
1955	6	25	1981	10	50
1956	2	27	1986	11	61
1962	1	28	1989	12	73

Source: Ministry of Home Affairs, R.O.K., *Korea Municipal Yearbook*. 1987.

Table 4. Trend of Urbanization

(Unit : thousand)

	1960	1970	1980	1985	Change (1960~85)
Total population	24,989	31,466	37,436	40,467	15,478
Urban population	8,947	15,652	24,876	29,870	20,923
Rural population	16,042	15,814	12,560	10,597	5,445
Urbanization ratio(%)	35.8	49.7	66.4	73.8	38.0

Note: Urban population is the summation of population of cities and population of towns being 20,000 residents and over.

Source: Ministry of Home Affairs, R.O.K., *Korea Municipal Yearbook*. each year.

Table 5. Population Change by City and Province (Unit : thousand, %)

	1975	1985	Change
Total Korea	34,707(100.0)	40,467(100.0)	5,760
Special status cities	12,061 (34.8)	17,487 (43.2)	5,426
Special City of Seoul	6,890 (19.9)	9,646 (23.8)	2,756
National-supervision cities	5,171 (14.9)	7,841 (19.4)	2,670
Pusan	2,453 (7.1)	3,517 (8.7)	1,064
Taegu	1,311 (3.8)	2,031 (5.0)	720
Incheon	800 (2.3)	1,387 (3.4)	587
Kwangju	607 (1.7)	906 (2.3)	299
Provinces	22,646 (65.2)	22,980 (56.8)	334
Kyeonggi	3,239 (9.3)	4,794 (11.9)	1,555
Kangwon	1,862 (5.4)	1,726 (4.3)	-136
Chungbuk	1,522 (4.4)	1,391 (3.4)	-131
Chungnam	2,949 (8.5)	3,002 (7.4)	53
Jeonbuk	2,457 (7.1)	2,202 (5.4)	-255
Jeonnam	3,377 (9.7)	2,843 (7.0)	-534
Kyeongbuk	3,548 (10.2)	3,013 (7.5)	-535
Kyeongnam	3,280 (9.4)	3,519 (8.7)	239
Jeju	412 (1.2)	490 (1.2)	78

Source: Economic Planning Board, R.O.K., *Korea Statistical Yearbook*, 1976, 1986.

5,455,000. (see Table 4).

Comparing two years of 1975 and 1985 in population by spatially administrative unit, each of special city, national-supervision cities and 4 provinces shows on increasing trend, while each of 5 provinces illustrates a decreasing trend. The ratio of Seoul population to total Korea was grown from 19.9% in 1975 to 23.8% in 1985, the ratio of 4 national supervision cities was increased from 14.9% to 19.4%, while 9 provinces was decreased from 65.2% to 56.8% in population share. (see Table 5).

3. Economic Activities

Industrial capitals and economic activities display a severe inter-regional unbalance, because they are concentrated in a few regions including Seoul and its surroundings. As of the end of 1985, total enterprises of 52,011 are located in the Capital Region by 54.7 %, in the South-East Region by 28.1%, in the South-West Region by 8.7%, in the Middle Region by 6.0%, and in the rest region by 2.5%. In addition, except the Capital Region and the South-East Region, the other regions show a strong dependency on primary sector in industrial structure. (see Table 6).

The Capital Region shows a high degree of concentration in economic activities. In sharing the total amount of country, it holds 56.3% of manufacturing enterprises, 48.3% of employees and 42.2% of products, while it has 11.8% of area and 39.1% population. (see Table 7).

In financing market, too, the 65.7% of deposit and the 66.4% of loaning over the country are occurred in the Capital Region. The ratio of loaning to deposit is 94.5% in

Table 6. Number of Enterprises and Industrial Structure by Region
(As of December 1985)

	No. of Enterprises	Industrial structure(%)		
		Primary sector	Secondary sector	Tertiary sector
Total	52,011(100.0)	16.3	30.3	54.3
Capital Region	28,450 (54.7)	8.4	31.5	60.1
Middle Region	3,108 (6.0)	35.3	24.0	40.6
South-West Region	4,512 (8.7)	34.6	23.9	41.6
South-East Region	14,636 (28.1)	14.7	39.7	45.6
Other Region	1,305 (2.5)	42.9	13.7	43.4

Source: Economic Planning Board, R.O.K., '86 *Statistical Survey Report of Mining and Manufacturing Industry*, 1986.

Table 7. Degree of Economic Concentration in the Capital Region (As of 1986)

	Capital Region	Rest Region	Total
Area(km ²)	11,675(11.8)	87,498(88.2)	99,173(100.0)
Population(thousand)	16,253(39.1)	25,316(60.9)	41,569(100.0)
No. of enterprises	28,204(56.3)	21,859(43.7)	50,063(100.0)
No. of employees(thousand)	1,323(48.3)	1,415(51.7)	2,738(100.0)
Products(million dollars)	55,391(42.2)	75,966(57.8)	131,357(100.0)
Firm land(km ²)	86.9(32.2)	182.9(67.8)	269.8(100.0)

Source: Economic Planning Board, R.O.K., '87 *Statistical Survey Report of Mining and Manufacturing Industry*, 1987.

Table 8. Degree of Financing Concentration in the Capital Region
(As of 1988) (Unit : million dollars)

	Capital Region	Rest region	Total
Deposit(A)	40,511(65.7)	21,130(34.3)	61,641(100.0)
Loaning(B)	38,271(66.4)	19,367(33.6)	57,638(100.0)
Ratio(B/A, %)	94.5	91.7	93.5

Source: Ministry of Construction, R.O.K., *Balanced Development Strategies of National Land*, June 1988.

the Capital Region, while it is 91.7% in the rest region. (see Table 8).

4. Living Facilities

The situation of public facilities for the people illustrates a severe unbalance among regions. In the end of 1986, the ratio of road pavement is 73.8% in large cities and 69.6% in intermediate and small cities, while 34.1% in rural counties. Ratios of water supply and sewerage system are 95.3% and 36.8% respectively in large cities, and 84.1% and 6.9% in intermediate and small cities, while 20.2% and 0.0% in rural area. The number of sickbeds per 10,000 residents in hospitals is 33.0 in large cities and 36.3 in intermediate and small cities, while 9.4 in rural area. The number of telephones per 100 persons is 27.3 in large cities and 24.3 in intermediate and small cities, while 7.3 in rural county. (see Table 9).

Table 9. Level of Living Conditions by Regional Class
(As of December 1986)

	Population (%)	Ratio of road pavement (%)	Ratio of water supply (%)	Ratio of sewerage system (%)	No. of sickbeds(per 10,000 persons)	No. of telephones (per 100 persons)
Whole Country	100.0	54.2	68.0	18.1	26.2	20.2
Large cities	45.4	73.8	95.3	36.8	33.0	27.3
Intermediate & small cities	20.0	69.6	84.1	6.9	36.3	24.3
Rural area	34.6	34.1	20.2	0.0	9.4	7.3

Note: Large cities : Seoul, Pusan, Incheon, Taegu, Kwangju, Taejeon

Intermediate & small cities : rest cities except large cities

Rural area : counties

Source: Economic Planning Board, R.O.K., '85 *Population Census Report*, 1986.

Ministry of Home Affairs, R.O.K., *Korea Municipal Yearbook*, 1987.

Ministry of Communication, R.O.K., *Communication Statistical Yearbook*, 1987.

Ministry of Health and Social Affairs, R.O.K., *Health and Social Affairs Statistical Yearbook*, 1987.

Ministry of Construction, R.O.K., *Construction Statistical Yearbook*, 1987.

III. POLICY AND STRATEGIES OF NATIONAL LAND DEVELOPMENT

1. Ideology of National Land Development

The Revised 2nd National Land Development Plan(1987~1991) of Korea sets up three principles as its development ideology. The first one is to realize a multi-polarization of national space. This means that the structure of national space should be reformed into hierarchical multi-polarization through a nations-wide dispersion of population and industries, a development of local cities, and a creation of regional settlements for inhabitants.

The second one is to achieve a balance of people's living conditions. This implies that the people should enjoy balanced and higher-level life by a reduction of inter-regional and inter-industrial disparity, a meeting of people's basic needs, and an expansion of transportation and communication networks.

The third one is to raise a degree of intensive land use. This signifies that land use should obtain such principles as economies and efficiency by the ways of an open system of land use for internationalization, a relevant supply to land demand, and a highly cubic use of urban land.

2. Objectives of National Land Development

The fundamental objectives of the National Land Development Plan are population settlement, development extension, welfare improvement and natural conservation. The Plan will induce local settlement of population through a control of population concentration into the Capital City of Seoul, and expansion of employment and income opportunities in local area, and a strengthening of local public facilities. The Plan intends to extend development possibility over the country by a relocation of manufacturing firms in local cities and an expansion of inter-regional transportation networks.

In addition, the Plan aims at improving the condition of social welfare through an elevation of income level, a supply of houses, and a betterment of living environment like water supply, sewerage system and roads. The Plan will try to minimize environmental pollution and natural damage with such ways as an inducement of industrial structure into a resource saving model and a transformation of land use system towards natural

conservation.

3. Policy of National Land Development

Korea pursued the goal to raise aggregation profits by a strategy of growth pole development in the 1970's, and the goal to diffuse the aggregation profits over the country through a strategy of balanced development in the 1980's. In order to achieve such goal, the 2nd National Land Development Plan emphasizes such policies as forming of multi-poles structure, strengthening of region-wide development, optimal allocation of public investments, development of depressed area and extension of public participation.

The first one is to build up multi-growth-poles in national space by control of function concentration into the capital region, expediting of function dispersion into local area, and strengthening of regional economic circles around the local large cities with high potentiality.

The second one is to introduce a method of comprehensive development into wide region through a formation of regional settlement circles with a central city and its hinterlands, a linkage between urban and rural areas, and an unified growth management of large cities and their influential sphere.

The third policy is to optimally allocate public funds to whole regions in order to reduce inter-regional disparity by filling up people's basic needs, expansion of social overhead capital, and strengthening of self-sufficient condition by region.

The fourth one is to designate the underdeveloped areas with potentiality to the special areas and to positively support for their development. The fifth policy is to decentralize development functions from central government to local autonomous bodies, to grade the supports and restriction of development by region, and to strengthen public participation in development projects.

4. Strategies of Regional Division for National Land Development

In Korea, the system of regional division has been changed since 1972 in order to secure regionally balanced growth, to strengthen settlement condition and to inter-regionally link investment projects. The 1st National Land Development Plan(1972~1981) divided the whole country(South Korea) into 4 great regions, 8 intermediate regions and 17 small regions by hierarchy.

In the original plan of the 2nd National Land Development Plan(1982~1991), the

Table 10. Transition of the Regional Division for Development

Name of Plan	Term	Regional Division
The 1st National Land Development Plan	1972~1981	Great regions(4)—Intermediate regions(8)—Small regions(17)
The 2nd National Land Development Plan	1982~1991	Large city circles (5) Local city circles(17) Rural city circles (6) Total (28)
The Revised 2nd National Land Development Plan	1987~1991	Capital region (1) Economic regions(3) Special regions (2) Total (6)

Note: The number in () indicates the number of divided regions.

Source: The Government of the Republic of Korea, *The 1st National Land Development Plan: 1972~1981*, 1972; *The 2nd National Land Development Plan: 1982~1991*, 1982; *The Revised 2nd National Land Development Plan: 1987~1991*, 1987.

Table 11. Division and Scale of Economic Regions

	Middle Region	South-West Region	South-East Region
Spatial range	Taejeon, Chungbuk, Chungnam, Jeonbuk (Nothorn)	Kwangju, Jeonnam, Jeonbuk(Southern)	Pusan, Taegu, Kyeongbuk, Kyeongnam
Area(km ²)	20,746	15,818	21,523
(Share in the country, %)	(20.9)	(15.9)	(21.7)
Population(thousand)	5,907	4,436	10,829
(Share in the country, %)	(14.6)	(10.7)	(26.8)

Source: Ministry of Construction, R.O.K., *Balanced Development Strategies of National Land*, June 1988.

country was divided into 28 settlement circles with equal status; 5 large city circles, 17 local city circles and 6 rural city circles. In 1987, its Revised Plan(1987~1991) reformed regional division system to 6 regions; one capital region, three economic regions and two special regions. (see Table 10).

By the Plan, one capital region will be restricted in development and growth, two special regions will be encouraged for development of naturally endowed resources, and three economic regions will be focused on a balanced development of industrial and public utilities. In economic regions, the Middle Region consists of one national-provision city and two and half provinces, the South-West Region contains one national-provision city and one and half provinces, and the South-East Region holds two national-provision cities and two provinces.(see Table 11).

IV. PROSPECTS AND PLANNING FOR THE FUTURE

1. Population and Economic Growth

In the year of 1991 when the 6th Five-Year Economic and Social Development Plan (1987~1991) and the 2nd National Land Development Plan (1982~1991) are terminated, the area and population of Korea will be 99,510km² and 44,094,000 respectively. Comparing with the amounts in 1985, the area and population are to be increased by 367km² and 3,627,000 respectively. Per capita GNP will be grown from 2,047 dollars in 1985 to 5,500 dollars in 1991 by about 2.7 times. (see Table 12).

Industrial structure is forecasted to be changed into the pattern of a weakening of primary sector, an increase of secondary sector and a stabilization of tertiary sector. In ratio by industrial products, agricultural-forestry-fishery industry will be decreased from 11.4% in 1987 to 10.1% 1991 by 1.3% point, while mining and manufacturing industry will be increased from 31.5% to 32.9% by 1.4% point during the same period, and social overhead capital and other service industry will maintain a level of about 57% without a big change.(see Table 13).

Table 12. Prospects of Population and Economic Growth

	1985	1991	Increase(1985~91)
Area(km ²)	99,143	99,510	367
Population(thousand)	40,467	44,094	3,627
Per capita GNP(\$)	2,047	5,500	3,453

Note: GNP is of current prices.

Source: The Government of the Republic of Korea, *The Revised 6th Five-Year Economic and Social Development Plan: 1988~1992*, 1988.

Table 13. Prospects of Industrial Structure

(Unit : %)

	1987	1989	1991	Change ^a (1987~91)
Domestic Gross Product	100.0	100.0	100.0	—
Primary sector	11.4	11.0	10.1	-1.3
Secondary sector	31.5	32.0	32.9	1.4
(Manufacturing)	(30.3)	(30.9)	(31.8)	(1.5)
Tertiary sector	57.1	57.1	57.0	-0.1
(Social overhead capital)	(19.6)	(19.4)	(18.9)	(-0.7)

Source: The Government of the Republic of Korea, *The Revised 6th Five-Year Economic and Social Development Plan: 1988~1992*, 1988.

2. Urbanization and Living Environment

In the future, Korea will be continuously urbanized from urbanization ratio of 73.8% in 1985, through 78.8% in 1991 and 81.3% in 1996, to 82.8% in 2001. Therefore, it will be shown in 2001 that urban residents are 40,066,000 and rural residents are 8,323,000. (see Table 14).

Following the national plans, people's living conditions will be improved in the future. From 1987 to 1992, rate of housing supply will be increased from 69.2% to 72.9%, rate of water supply will be grown from 72% to 83%, rate of telephone supply will be increased from 20.5 to 30.1 per hundred persons, rate of road pavement will be raised from 57% to 96%, and rate of medical care insurance will be grown from 61% to 100%. (see Table 15).

Table 14. Long-term Prospects of Urbanization

(Unit : thousand persons)

	1985	1991	1996	2001
Total population	40,467	44,094	46,393	48,389
Urban population	29,870	34,746	37,718	40,066
Rural population	10,597	9,348	8,675	8,323
Urbanization ratio (%)	73.8	78.8	81.3	82.8

Note: Urban population is the summation of population of cities and population of towns being 20,000 and over in population.

Source: The Government of the Republic of Korea, *The Revised 2nd National Land Development Plan: 1987~1991*, 1987.

Table 15. Future Indices of Living Conditions

	1987	1992
Rate of housing supply (%)	69.2	72.9
Rate of water supply (%)	72.0	83.0
Rate of telephone supply (per 100 persons) (%)	20.5	30.1
Rate of road pavement (Local road) (%)	57.0 (42.0)	96.0 (100.0)
Rate of medical care insurance (%)	61.0	100.0

Source: The Government of the Republic of Korea, *The Revised 6th Five-Year Economic and Social Development Plan: 1988~1992*, 1988.

3. Development of Rural Area and Underdeveloped Regions

The income of farm households will be grown from 9,336 dollars per household in 1987 to 18,571 dollars per household in 1993 by two times during six years. Main source of such income growth will be non-farm sector, especially rural industries. That is, the share

Table 16. Enlarged Plan of Farm Household Income (Unit : \$)

	1987(A)	1993(B)	Times(B/A)
Total income per household	9,336(100.0)	18,571(100.0)	2.0
Farm income	5,737 (61.5)	9,143 (49.4)	1.6
Non-farm income	3,599 (38.5)	9,428 (50.6)	2.6

Note: Current prices.

Source: The Government of the Republic of Korea, *The Revised 6th Five-Year Economic and Social Development Plan: 1988~1992*, 1988.

Table 17. Development Plan of Underdeveloped Regions

Regions	Ares (km ²)	Project period	Investment Plan (million dollars)		Development focus
			Total	Invested by 1988	
Tado Islands	2,237	1986~91	355	227(64%)	relief of isolation
88 Olympic Highway Environs	4,317	1986~91	297	128(43%)	expansion of basic living facilities
Taebaek Mountains	2,930	1986~91	386	275(71%)	improvement of urban infrastructure and living environment
Jeju Island	1,825	1985~91	934	342(37%)	strengthening of tourist facilities
Total	11,309	1985~91	1,972	972(49.3%)	—

Source: Ministry of Construction, R.O.K., *Balanced Development Strategies of National Land*, June 1988.

of non-farm income in total farm household income will be increased from 38.5% in 1987 to 50.6% in 1993. (see Table 16).

The Government of Korea designated four areas to special underdeveloped regions for political development in 1985 or 1986. The regions are Tado Islands, 88 Olympic Highway Environs, Taebaek Mountains and Jeju Island. The amount of investment into those four regions is planned to be 1,972 million dollars from 1985 to 1991. The investment until 1988 has already reached 972 million dollars being 49.3% of planned total amount. (see Table 17). The focus of development in those regions is put on utilization of natural resources, strengthening of tourist facilities, improvement of local conditions for living, and relief of geographical isolation.

4. Demand and Supply of National Land

In the future, a demand of housing land will be increased by population growth and urbanization trend, and manufacturing firm land will be more required by industrialization and increasing export activity than ever. From 1988 to 1991, the new demand of housing

Table 18. Future Demand of Housing and Industrial Land (Unit : km²)

	1988~91	1992~96	1997~2001	Total (1988~2001)
Gross demand	283	242	211	736
Housing land	190	157	137	484
Industrial land	93	85	74	252

Table 19. National Land Use Plan (1991) (Unit : km²)

	1984	1991	Change (1985~91)
Total Area	99,117	99,510	393
Farmland	21,523	20,897	-626
Mountain	65,396	63,666	-1,730
Grassland	756	1,372	616
Industrial land	364	468	104
Housing land	1,791	2,237	446
Public land	1,813	2,203	390
Others	7,474	8,667	1,193

Source: The Government of the Republic of Korea, *The Revised 2nd National Land Development Plan: 1987~1991*, 1987.

lots will be 190 Km², the new requirement of industrial land will reach 93 Km², and their total amount will be 283 Km². During the next 14 years until 2001, housing land is required by 484km², industrial land is demanded by 252km², and their total is 736km². (see Table 18). In order to satisfy this demand, the land must be developed and supplied by 52.57km² every year from 1988.

Followed by the land use plan in 1991, housing is 2,237km², industrial land is 468km², public land is 2,203km², grassland is 1,372km² and others are 8,667km², which are all to be increased from the amounts in 1984. The increment of those land uses is planned to be supplied by diverted mountain and farmland and by reclaimed land.(see Table 19).

V. FUTURE ISSUES AND COUNTERMEASURES

In carrying out the policy and plans of national land and urban development for the future, there will be many issues and obstacles to be solved. Among them, the followings are considered as the most important ones in Korea.

The first issue is to adjust demand and supply of resources including land. The problem of unbalance between demand and supply of resources will be getting more severe from now, because of increasing demand subject to limited supply. The way to adjust such

unbalance of demand and supply is to decide rational priorities of resource allocation among regions, sectors and projects as well as times.

The second one is to harmonize development and conservation. Population increase and economic growth require a lot of land and resources, and it inevitably causes natural damage and environmental pollution. Korea is facing with a situation to have to sublate the development philosophy of "Develop ahead, conserve later" which was used in the 1960's and 1970's. The people of Korea have now recognized that environmental conservation is absolutely necessary not only for human physical and spiritual health, but for a continuity of economic production. However, it will be very hard to secure economic development without disturbance of the principles of natural ecosystem.

The third issue is concerned with a standard to exercise governmental power. The development of national land cities has two different characteristics of public and private interests. Excessive exercise of governmental power will possibly infringe private right and weaken private sector, and on the other hand a laissez-faire policy will introduce individual monopolization of resources and disorder of marketing. Governmental power should be exercised at the relevant level to guarantee both public and private interests.

The fourth one is to secure and distribute financial fund for investment. A lot of investment fund will be required in urban and rural development as well as national land development. But available fund is far from such necessary amount. Therefore, some rational and scientific methods of financial distribution should be inevitably investigated.

The fifth issue is to stimulate development of technology. Considering such unfavourable conditions as a confined area of national space and a shortage of natural resources, Korea has to depend on advanced technology in order to keep on its growth. Relevant technology must be developed and applied to heavy industry, residential industry and social overhead capital facilities.

This sixth one is to establish a strong system of division and cooperation. The future trend of democratization and local autonomy will need a division of responsibility and a cooperation of function. Such division and cooperation have to be settled between public sector and private sector, between central government and local autonomous body, and between city and its hinterland for efficient national, urban and local development.

The seventh and last issue is related to people's consciousness. The development of national land and urban area is interrupted by people's consciousness and behaviour such as a excessive desire to possess individual land, a speculative spirit for developmental

gains, an immoderate request of compensation on a loss of private property being occurred by public projects, and an inordinate exploitation to pursue only business profits. Such behaviour of the people must be transformed to desirable pattern. All the people should recognize and keep in mind that national land and urban space are our common property which provides an existence and welfare of our generation as well as our descendants.

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